

# 142 Coolart Road, Tuerong, Vic 3915

## Sold Acreage

Monday, 25 March 2024

142 Coolart Road, Tuerong, Vic 3915

Bedrooms: 6

Bathrooms: 2

Parkings: 6

Area: 2 m2

Type: Acreage



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## Contact agent

Open Cancelled 13/4/2024 As you enter the gate of this captivating 5-acre approx. property on the Mornington Peninsula, the tranquillity immediately embraces you. Beyond its picturesque charm, this versatile property seamlessly merges natural beauty with practicality. Enjoy wonderful privacy from all directions assisted by the beautiful border of Conifers planted on the two sides of the property. The appeal of this property is found in its expanded accommodation and living areas, maximising the potential for various uses. From the charming 4-bedroom main residence to the adjoining retreat with 2 bedrooms, living space, kitchenette with a separate entrance for guests. All complemented by excellent facilities catering to your equine companions. Wandering through the home, discover a sprawling 4-bedroom home with a rustic allure. The large master bedroom not only features an en-suite but both ensuite and main bathroom have their own bath each as well with separate shower and separate toilet for privacy. The main bedroom also provides access to a private, fenced courtyard, offering a perfect spot to unwind. In the heart of the home you'll find the kitchen, living and dining area that harmoniously blends functionality with convenience. The modern kitchen is a focal point, featuring ample bench and cupboard space with stainless steel appliances. The adjacent living and dining areas boast cathedral ceilings and large windows, inviting the natural beauty of the surroundings inside. Multiple living spaces provide versatility, from the large formal lounge with an open fireplace, ideal for moments of relaxation, to the kitchen family room, where the slow combustion fireplace creates a cosy ambiance. Each corner of these interconnected spaces exudes a welcoming atmosphere, inviting gatherings and fostering a sense of comfort in the rustic charm of this delightful home. Enhancing the home's allure is a spacious study adjacent to the entry, perfect for a comfortable and private home office, providing versatility to accommodate your various needs. Also supporting the family needs is the spacious laundry with outdoor access and ample bench space and cupboards. Adjoining to the main residence, ideally guest space boasts two bedrooms, a living area and kitchenette, hinting at the potential for a self-contained accommodation with a separate entrance. This additional accommodation adds versatility to the property or even an income potential. Making it perfect for guests or even as a cosy retreat for those desiring an offering for Airbnb use. As you step outside, the equine enthusiast in you will be captivated by the dedicated equestrian facilities. A stable block with feed and tack storage, a fully drained manège (40m x 20m approx.) with a sand and grass surface, electric-fenced paddocks with shelters create an ideal haven for your horses. The property also features a grassed round yard, undercover float/machinery storage and an additional hayshed, catering to every need of the discerning horse lover. Conveniently situated, this property is just a short walk from the renowned 'Benton Rise Farm,' celebrated for its local produce and infamous café. With major shopping centres within easy reach—a 7-minute drive to the nearest one in Hastings, 17 minutes to Mornington Township, a quick 12-minute trip to Benton Square and located just 20 minutes from Mother's Beach in Mornington. The blend of country living with modern convenience is seamlessly achieved. This property invites you to embrace the opportunity of making this equine haven your own. Schedule a private viewing and let the captivating charm of this 5-acre retreat capture your heart. Property Features as follows: Home facilities:?? Rheem LPG bottle gas Hot Water ?? Separate shower room ?? Separate toilet ?? Split reverse cycle air conditioners in the living & master bedroom ?? Open fireplace ?? Lopi slow combustion fireplace ?? Tool shed and separate garden shed Horse/equine facilities: ?? Electric Fences ?? Trees in most paddocks for shade ?? 6 Paddocks - 3 Horse Shelters ?? 2 small paddocks for ponies ?? Water pumped automatically pumped into horse troughs ?? 2 concreted stables with cold wash wash down area ?? Hay Shed ?? Stable Block & Breezeway with power & water ?? Feed storage & tack room. ?? Grassed Round yard ?? Manège - 40 X 20 metres with drainage - Sand and grass surface ?? Undercover float/machinery storage ?? 3 large water tanks supply the house and stables